

68-113 Waterville

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**WARRANTY DEED  
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**M & R Realty, a general partnership, duly organized and existing under the laws of Maine, with a place of business in Winslow, County of Kennebec and State of Maine, for consideration paid, grants to Michael J. Fortin and Reginald L. Fortin, Co-Trustees of M & R Realty Revocable Trust, of Winslow, County of Kennebec and State of Maine, with warranty covenants, those certain lots or parcels of land, with the buildings thereon, situated in Winslow and Waterville, County of Kennebec and State of Maine, bounded and described as follows:**

**A certain lot or parcel of land situated in Winslow, County of Kennebec and State of Maine, bounded and described as follows, to wit:**

"Beginning at the southwest corner of land of the grantees which is located on the westerly side of Benton Avenue, said corner being located one hundred feet (100') more or less from the westerly line of Benton Avenue and in the northerly line of a right of way used by Scott Paper Company and others; thence westerly along the northerly line of said right of way eighty-six feet (86'); thence northerly parallel to the westerly line of said land of the grantees one hundred feet (100'); thence easterly to the northwest corner of said land of the grantees; thence southerly along the westerly line of grantees' land to the point of beginning.

Together with all rights of the grantor in and to said right of way that are appurtenant to the above described lot."

Also another certain lot or parcel of property situate in Winslow, County of Kennebec and State of Maine described as follows:

"Beginning at a point in the northerly line of a right of way used by Scott Paper Company, and others, leading westerly from Benton Avenue, said point being at the southwest corner of land recently conveyed by Donn Johnson to Roger and Christina Moore, and also being one hundred eighty-six feet (186), more or less, from the westerly line of Benton Avenue; thence westerly along the northerly line of said right of way ninety-seven feet (97'), more or less, to land of Scott Paper Company; thence northerly along the easterly line of said Scott Paper Company a distance of two hundred fifty-nine feet (259') thence easterly one hundred twenty-eight feet (128'); thence southerly to the northwest corner of said land conveyed to said Moores and continuing along Moores westerly line a total distance of one hundred ninety feet (190') to the point of beginning.

Together with all rights of the above Grantor in and to said right of way that are appurtenant to the above described lot."

Meaning and intending to convey the same premises described in the warranty deed from Dana Caswell to M. & R. Realty dated September 12, 1989, recorded in Kennebec County Registry of Deeds, Book 3616, Page 22.

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A certain lot or parcel of land situated in Winslow, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Northerly one hundred seventy (170) feet by right of way of Kimberly-Clark Tissue Company leading westerly from Benton Avenue to head gates; easterly by land formerly of Harley Healey, now of one Derosby one hundred (100) feet; southerly by land now or formerly of Samuel Herd one hundred fifty-two (152) feet; westerly by land of Kimberly-Clark Tissue Company one hundred (100) feet.

Also hereby conveying a right of way as currently used forty (40) feet in width, more particularly bounded and described as follows: Beginning at a point on the northerly line of Benton Avenue, which point marks the southeasterly corner of land formerly of Harley Healey, now of one Derosby; thence northerly two hundred seventy (270) feet along the easterly lines of said Derosby and the above-described parcel of land to a point, which point marks the northeasterly corner of the above-described parcel of land; thence easterly to a point, which point marks the northwesterly corner of land of M & R Realty; thence southerly along the westerly lines of land of M & R Realty and G. Booker to a point on the northerly line of Benton Avenue, which point marks the southwest corner of said Booker land; thence forty (40) feet westerly along the northerly line of said Benton Avenue to the point of beginning.

Grantor shall retain an easement across said 40-foot wide access road for purposes of ingress, egress, repair and/or improvements as deemed necessary by Kimberly-Clark Tissue Company, its successors and assigns.

Meaning and intending to convey the same premises described in the quitclaim deed from Kimberly-Clark Tissue Company to M & R Realty dated March 9, 1996, recorded in Kennebec County Registry of Deeds, Book 5086, Page 44.

A certain lot or parcel of land situated in Winslow, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a capped iron rebar set in the ground at the intersection of the northerly bound of Clinton Avenue and the westerly bound of Boston Avenue; thence along the northerly bound of Clinton Avenue N 62° 08' 30" W a distance of 81.56 feet to a capped iron rebar set in the ground along the northerly bound of Clinton Avenue; thence N 27° 51' 02" E a distance of 34.44 feet to a capped iron rebar set in the ground; thence N 52° 36' 18" E a distance of 20.75 feet to a capped iron rebar set in the ground; thence N 28° 24' 17" E a distance of 50.04 feet to a capped iron rebar set in the ground; thence S 56° 23' 57" E a distance of 73.17 feet to a 1/4 inch iron pipe found in the ground along the westerly bound of Boston Avenue; thence S 28° 05' 25" W a distance of 96.00 feet along the westerly bound of Boston Avenue to the Point-of-Beginning. Area of the above described parcel of land being 7,655 square feet.

Being Parcel II according to the plan entitled "Division of Land for the Estate of Leo Paul

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Girard" by Pickett Land Survey, Inc. dated September 13, 1999, recorded in Kennebec County Registry of Deeds in Plan File #D-99173.

Meaning and intending to convey the same premises described in the warranty deed from Joseph Edward Girard to M & R Realty dated October 26, 1999, recorded in Kennebec County Registry of Deeds, Book 6091, Page 243.

A certain lot or parcel of land with the buildings thereon, situated in Winslow, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Commencing at a point in the southerly line of Clinton Avenue, which point is one hundred fifty-three and three tenths (153.3) feet easterly of a stone monument set in the ground at the southeasterly intersection of Clinton Avenue and Monument Street (formerly known as Birch Street); thence N 76° 54' W thirty-seven and five tenths (37.5) feet along the southerly line of said Clinton Avenue to a point; thence southwesterly in a line which runs directly through the middle of the duplex house located on the premises described in a deed from Lockwood Company to Eusebe Talbot recorded in Kennebec Registry of Deeds to a point on the southerly boundary of said premises described in said deed from Lockwood Company to said Eusebe Talbot; thence S 76° 54' E thirty-seven and five tenths (37.5) feet, more or less, to an iron pipe driven in the ground; thence northeasterly to an iron pipe driven in the ground at the point of beginning.

Being a portion of Lot #20 on the plan of Lockwood Company property drafted by Edbert C. Wilson, C.E. dated May 31, 1939, recorded in the Plan Books at the Kennebec County Registry of Deeds, Plan Book 12, Page 64. All compass directions are computed true north and not magnetic north.

Meaning and intending to convey the same premises described in the warranty deed from Richard L. Talbot to M & R Realty dated September 10, 2001, recorded in Kennebec County Registry of Deeds, Book 6622, Page 49.

A certain lot or parcel of land with the buildings thereon situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a point in the westerly line of College Avenue where it is intersected by the northerly line of Mount Pleasant Street and running thence westerly on Mount Pleasant Street one hundred fifteen and five tenths (115.5) feet; thence northerly parallel with College Avenue sixty-six (66) feet; thence easterly parallel with Mount Pleasant Street one hundred fifteen and five tenths (115.5) feet to College Avenue; thence southerly on College Avenue sixty-six (66) feet to the point of beginning. Being lot number two hundred eleven (Lot #211) as shown on a plan of Libby Heights, Waterville, Maine, dated October 2, 1919, made by John H. Burleigh, C.E.

Also, another certain lot or parcel of land, with any buildings thereon, situated in said Waterville

E. 66, Libby Heights, Waterville, Maine, dated October 2, 1919, made by John H. Burleigh, C.E.

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and bounded and described as follows, to wit:

Southeasterly sixty-six (66) feet by College Avenue; southwesterly one hundred fifteen and one-half (115 ½) feet by Lot 211; northwesterly sixty-six (66) feet in part by Lot 215 and in part by Lot 216; and northeasterly one hundred fifteen and one-half (115 ½) feet by Lot 213, as shown on plan of Libby Heights made by J.H. Burleigh, C.E. dated October 2, 1919, recorded in said Registry, Plan Book 7, Pages 22 and 23. Being lot number two hundred twelve (Lot #212) as shown on said Plan of Libby Heights.

Also, another certain lot or parcel of land, with any buildings thereon, situated in said Waterville and described as follows, to wit:

Being lot number two hundred fifteen (Lot #215) as shown on said Plan of Libby Heights; said lot being one hundred fifteen and five tenths (115.5) feet by eighty-four and five tenths (84.5) feet.

Also, another certain lot or parcel of land, with any buildings thereon, situated in said Waterville, on the northerly side of College Avenue, and bounded and described as follows, to wit:

Commencing on the northerly line of said Avenue at the southwesterly corner of Lot #213 according to the Plan of Libby Heights, Waterville, Maine, dated October 2, 1919, made by J.H. Burleigh, C.E.; thence continuing in a northerly direction along the easterly line of Lot #212 according to said plan a distance of one hundred fifteen and five tenths (115.5) feet; thence at about right angle and continuing in an easterly direction along the southerly lines of Lots #216 and #217 a distance of one hundred thirty-six and five tenths (136.5) feet; thence at about right angles and continuing in a southerly direction along the easterly line of Lot #214 according to said plan a distance of one hundred fifteen and five tenths (115.5) feet to the northerly line of said Avenue; thence at about right angles and continuing in a westerly direction along the northerly line of said Avenue one hundred thirty-six and five tenths (136.5) feet to the point of beginning. Meaning and intending hereby to convey Lots # 213 and #214 according to said Plan.

Excepting from the above-described parcel, a certain lot or parcel of land, with any buildings thereon, conveyed by William A. Taylor and Elizabeth D. Taylor as Co-Executors to Rite Equipment Corporation by deed dated October 31, 1966, and bounded and described as follows:

Commencing at the northerly line of said College Avenue at the northeasterly corner of Lot #214, according to the plan of Libby Heights, Waterville, Maine, dated October 2, 1919, and made by J.H. Burleigh, C.E.; thence northwesterly along the northeasterly line of said Lot Number 214 one hundred fifteen and five tenths (115.5) feet to the northwesterly corner of said Lot #214; thence in a southwesterly direction at right angles to the last named line and along the northwesterly line of Lot #214 and part of Lot #213 one hundred (100) feet to a point; thence in a southeasterly direction and at right angles to the last named line one hundred fifteen and five tenths (115.5) feet to the northerly line of said College Avenue; thence in a northeasterly direction along the northerly side of said College Avenue one hundred (100) feet to the point of

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beginning. Meaning and intending hereby to convey Lot #214 and part of Lot #213.

Meaning and intending to convey the same premises described in the warranty deed from Eugene E. Couture and Joseph R. Couture a/k/a Reginald J. Couture to M & R Realty, dated May 15, 2003, recorded in Kennebec County Registry of Deeds, Book 7404, Page 124.

The within conveyances are made subject to any outstanding mortgages given by the Grantor to Reginald Fortin and the Grantee hereby assumes and agrees to pay any promissory notes secured by said mortgages in accordance with the terms thereof.

IN WITNESS WHEREOF the said M & R Realty has caused this instrument to be signed and sealed in its partnership name by Reginald L. Fortin, its Partner, thereunto duly authorized, this 28 day of October 2003.

M & R Realty

By Reginald L. Fortin  
Reginald L. Fortin  
Its Partner

STATE OF MAINE  
COUNTY OF KENNEBEC

October 28, 2003

Then personally appeared the above named Reginald L. Fortin and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said partnership.

Before me,

Timothy R. O'Donnell  
Notary Public - Attorney at Law  
Timothy R. O'Donnell

U.S. 1 County & O'Donnell RECEIVED MAINE M & R Realty Company M & R Realty in Trust, VD 001

RECEIVED KENNEBEC SS.

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ATTEST: Barry R. O'Donnell  
REGISTER OF DEEDS